
CHAPTER 15

RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

15.1 RESIDENTIAL DISTRICT - R-1-21. (Amended 4/98, 9/01, 8/03, 12/08, 3/09)

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size: 21,780 Sq.
feet.

Minimum Width at Front or Rear Setback..... 100 feet.

Minimum Frontage (on a public street or an approved private street)..... 50 feet.

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard..... 30 feet.

Rear Yard..... 30 feet

Side Yard for Main Buildings..... 10 feet

Side Yard (Amended 4/98)..... 4 feet

Rear Yard for Accessory Buildings 1foot

On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage..... 20 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and
Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities;
Waste water disposal; Street name signs; Fire hydrants; Street monuments;
Shade trees (along public streets); Street lights

15.2 RESIDENTIAL DISTRICT - R-1-12. (Amended 9/01)

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: 12,000 Sq.
feet.
Minimum Width of Interior Lots at Front or Rear Setback..... 80 feet.
Minimum Width of Corner Lots at Front or Rear Setback..... 100 feet.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements:

Front Yard..... 30 feet.
Rear Yard..... 30 feet
Side Yard for Main Buildings Each Side..... 7.5 feet
Side Yard for Accessory Buildings..... 4 feet
Rear Yard for Accessory Buildings... 1 foot
On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage..... 20 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities;
Waste water disposal; Street name signs; Fire hydrants; Street monuments;
Shade trees (along public streets); Street lights

15.3 RESIDENTIAL DISTRICT - R-1-8. (Amended 7/97, 7/99, 9/01)

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size: 8,000 Sq. feet.
Minimum Lot Size for Corner Lots..... 10,000 Sq feet.

Minimum Width of Interior Lots at Front or Rear Setback..... 60 feet.
Minimum Width of Corner Lots at Front or Rear Setback..... 80 feet.

Minimum Frontage (on a public street or an approved private street)..... 35 feet.

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard..... 30 feet.
Rear Yard for Main Buildings..... 25 feet
Rear Yard for Accessory Buildings..... 1 foot
Side Yard for Main Buildings Each Side..... 7.5 feet
Side Yard for Accessory Buildings on a Corner Lot..... 10 feet
Side Yard for Accessory Buildings. (Amended 7/97) 4 feet
On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage..... 35 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and
Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities;
Waste water disposal; Street name signs; Fire hydrants; Street monuments;
Shade trees (along public streets); Street lights

15.4 MULTIPLE RESIDENTIAL DISTRICT - RM-7. (Amended 4/00, 9/01)

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size: 7,000 Sq. ft
Minimum Lot Size for Corner Lots..... 10,000 Sq
ft
Additional lot area for each additional dwelling unit..... 6,000 Sq. ft
Maximum Density..... 7 d.u./acre

Minimum Width of Interior Lots at Front or Rear Setback..... 70 feet.
Minimum Width of Corner Lots at Front or Rear Setback..... 90 feet.

Minimum Frontage (on a public street or an approved private street)..... 45 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard..... 25 feet.
Rear Yard for Main Buildings..... 20 feet
Rear Yard for Accessory Buildings..... 1 foot
Side Yard for Main Building, Each Side..... 7.5 feet
Side Yard for Accessory Buildings 4 feet
Set backs for Accessory Buildings on a corner lot.....
 On the side of the Main Building 4 feet
 On the rear of the Main Building..... 1 foot
 (Amended 4/00)
On corner lots 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage..... 35 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and
Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities;
Waste water disposal; Street name signs; Fire hydrants; Street monuments;
Shade trees (along public streets); Street lights

15.5 MULTIPLE RESIDENTIAL DISTRICT - RM-15. (Amended 9/01, 8/03)

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character.

Minimum Lot Size:..... 8,000
Sq. feet.

Minimum Lot Size for Corner Lots..... 10,000 Sq. feet.

Additional lot area for each additional dwelling unit 2,300 Sq. feet
(Amended 8/03)

Maximum Density..... 15 d.u./acre

Minimum Width of Interior Lots at Front or Rear Setback..... 70 feet.

Minimum Width of Corner Lots at Front or Rear Setback..... 90 feet.

Minimum Frontage (on a public street or an approved private street)..... 45 feet.

Minimum Yard Setback Requirements:

Front Yard..... 25 feet.
Rear Yard for Main Buildings..... 20 feet.
Rear Yard for Accessory Buildings..... 1 foot.
Side Yard for Main Buildings, Each Side..... 7.5 feet.

Side Yard for Accessory Buildings..... 4 feet.

On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height..... 55 feet

Maximum Building Coverage..... 50 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.6 MULTIPLE RESIDENTIAL DISTRICT - RM-30. (Repealed 9/00, no such zone) 15.7 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 USE REGULATIONS.

(Amended 5/97, 7/98, 3/00, 9/00 and 11/01, 8/02, 10/02)

	Residential R-1-			Multiple Residential	
USE	8	12	21	7	15
ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO PERMITTED RESIDENTIAL USES.	P	P	P	P	P
ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO CONDITIONAL USES.	C	C	C	C	C
TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, INCLUDING LIVING QUARTERS FOR GUARD OR NIGHT WATCHMAN, WHICH BUILDINGS MUST BE REMOVED UPON COMPLETION OR ABANDONMENT OF THE CONSTRUCTION WORK.	CA	CA	CA	CA	CA
THE TILLING OF THE SOIL, THE RAISING OF CROPS, HORTICULTURE AND HOME GARDENING.	P	P	P	P	P

	Residential R-1-			Multiple Residential	
USE	8	12	21	7	15
FRUIT/VEGETABLE STAND	-	C	C	-	-
FARM (Amended 8/21/02, complete addition of term)	-	C	C	C	-
ACCESSORY FARM EMPLOYEE HOUSING. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amendment 8/21/02, complete addition of term)	-	C	C	C	-
FAMILY FOOD PRODUCTION, AND THE RAISING OF HORSES. The first large animal (fully grown) shall have 10,000 Sq. Feet Open area and each additional large animal shall have an additional 2,000 Sq. Feet of open area; each medium sized animal (fully grown) shall have 4,000 Sq. Feet of corral area and each small sized animal (fully grown) shall have 500 sq. feet net of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100 feet from a neighboring residential dwelling unit. (Amended 3/00, 9/00, and 11/01)	-	C	C	C	-
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling and it must have 4000 square feet available for up to 5 animals and an additional 800 square feet for each additional animal over 5. (Amendment 10/02)	-	C	C	C	-
Sportsman's Permit for 3 To 5 dogs. No dog shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	-	C	C	C	C
<u>RESIDENTIAL</u>					
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwellings (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C

	Residential R-1-			Multiple Residential	
USE	8	12	21	7	15
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Transitional Treatment Home, Large	-	-	-	-	C
Mobile home parks	-	-	-	C	C
Mobile home subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	CA	CA	CA	CA	CA
HOUSEHOLD PETS, OTHER THAN A SPORTSMAN PERMIT	P	P	P	P	P
<u>INSTITUTIONAL</u>					
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 6 children at any one time, including those residing in the home)	C	C	C	C	C
Child Day Care Center (a commercial operation, not in a home, no more than 15 children at any one time)	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship (Amended 7/98)	C	C	C	C	C
Preschool, (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	C

	Residential R-1-			Multiple Residential	
USE	8	12	21	7	15
<u>POWER GENERATION</u>					
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities Not Open to the Public, in Which No Admission Charge Is Made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Parks and Playgrounds, Public and Private	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>					
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivisions or Planned unit developments	C	C	C	C	C
Cemetery	C	C	C	-	-
Golf Course	C	C	C	C	C
Governmental Uses and Facilities	C	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C	C

